

25-28 FIELDS STREET

Kings Cross



LDG









DESCRIPTION

A creative workspace available within a warehouse style building benefitting a strong industrial style finish with exposed steel beams. Tenant's also have access to a shared roof terrace and the building is well known for its commissioned street art mural by Riccardo Matlakas.

HIGHLIGHTS

- Attractive Warehouse Style Building
- Feature Exposed Steel Beams
- Good Natural Light From 2 Sides
- Large Shared Roof Terrace
- Shared Cloakrooms
- Commissioned Street Art Mural By Riccardo Matlakas
- Shared Kitchenette
- Potential For Parking

LEASE

A new lease is available on flexible terms until February 2026 or February 2028 with a break at 2026. The lease is contracted outside the landlord and tenant act.

CONNECTIVITY

The building benefits from fibre connectivity. Further information is available upon request.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VAT

The building is elected for VAT

COMMUTE

Kings Cross. 3 mins
St Pancras International. 5 mins
Angel. 15 mins

PARKING

JustPark Field Street, right outside!

FOODIE HOTSPOTS

- Mildreds - German Gymnasium
- Pizza Union - Flat Iron

LIQUID LUNCH

- Spirit Land - Betjeman Arms
- The Lighterman - Gothic Bar

A STRETCH AWAY

- The Fore - Amica 365
- Frame - Kings Cross Fitness



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year
2nd	297	£17,500 per annum	£0.10 /annum	£3,564 /annum	£1,755.34	£21,064.10
Total	297				£1,755.34	£21,064.10

25-28 Field Street

Ready to talk?



**HARRY
ISAACS**

DD: 020 7291 0993
M: 07756 873 842
E: harry.i@ldg.co.uk



**HARRISON
EAGLES**

DD: 0207 290 0599
M: 07940 930 930
E: harrison@ldg.co.uk

LDG | www.ldg.co.uk
53 Great Titchfield Street
London, W1W 7PJ

25-28 Field Street

